



**Mandel House**  
Northleach, Gloucestershire

*A striking Cotswold conversion combining historic character,  
contemporary and generous home in the heart of Northleach.*

MANDEL HOUSE FORMS PART OF THE HISTORIC OLD BREWERY IN THE HEART OF THE CHARMING COTSWOLD TOWN OF NORTHLEACH, OFFERING A BEAUTIFULLY CONVERTED PERIOD HOME WITH GENEROUS PROPORTIONS, CHARACTER FEATURES AND THE COMFORT OF MODERN LIVING.

Set within this historic conversion, the house has been thoughtfully renovated and upgraded, creating a home that blends the charm of its heritage with contemporary design and practicality. The accommodation is arranged across three floors and centres around a remarkable 44-foot vaulted living and dining space, an impressive room with exposed beams and a Juliet balcony framing views towards the nearby church.

The kitchen is bespoke and carefully designed to sit comfortably within the character of the building while offering modern functionality. Throughout the property, the interiors feel both warm and generous, with excellent natural light and a sense of openness that makes the house well suited to both everyday living and entertaining.

The bedroom accommodation is equally well considered, with three well-proportioned bedrooms including a principal suite with en-suite bathroom. In addition, a study or fourth bedroom on the ground floor benefits from its own independent access, providing flexibility for guests, working from home or potential ancillary accommodation.

Outside, Mandel House enjoys two private south-east facing courtyard gardens which provide attractive outdoor spaces for relaxing or entertaining. There is also a large parking area with space for several vehicles, which offers further potential for additional accommodation or workspace, subject to the necessary consents.

Northleach is a picturesque Cotswold market town known for its historic architecture and welcoming community. The town offers a selection of independent shops, cafés and everyday amenities, while the surrounding countryside provides beautiful walking and riding. Cirencester is around nine miles away, with Cheltenham and Oxford within easy reach, and excellent connections to London via Kingham station.

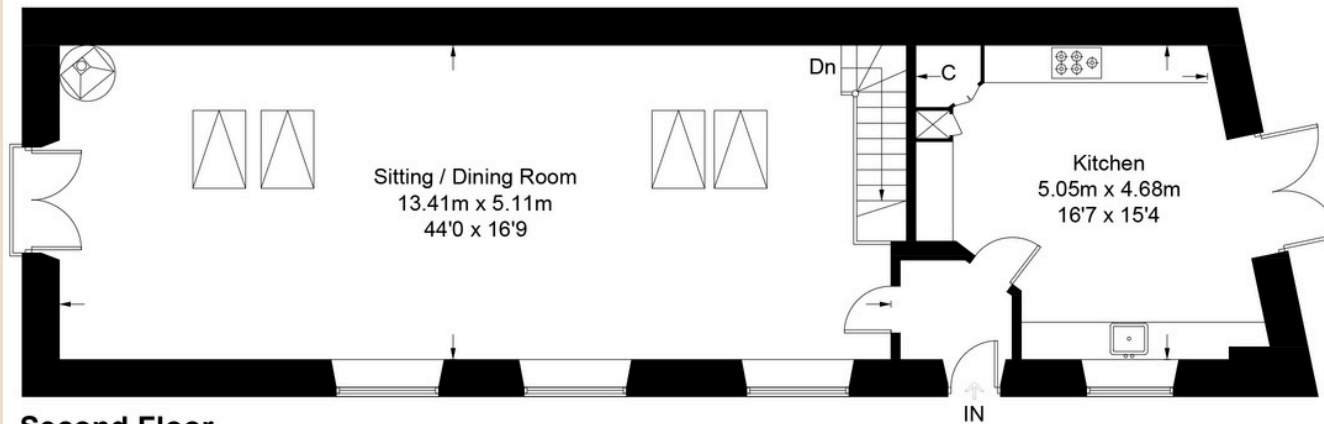
Mandel House is a rare opportunity to acquire a distinctive period conversion offering space, character and flexibility within one of the Cotswolds' most attractive small towns.





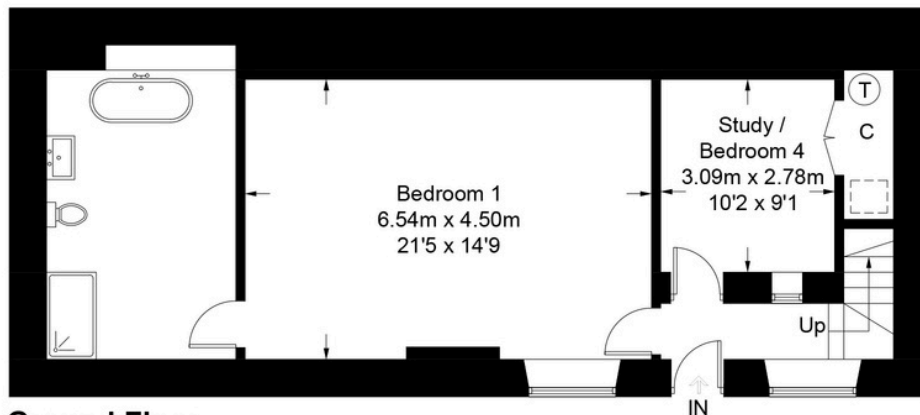


# Mandel House, The Old Brewery, West End, Northleach, GL54 3HB

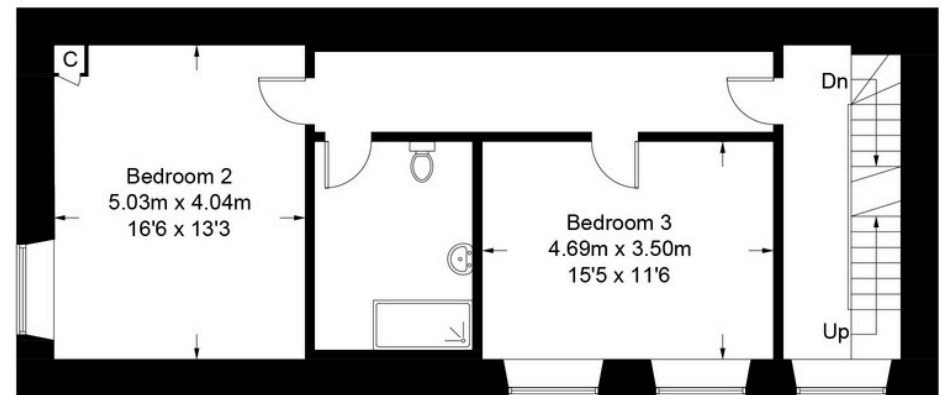


**Second Floor**  
98.2 sq m / 1057 sq ft

= Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
63.6 sq m / 684 sq ft



**First Floor**  
68.9 sq m / 742 sq ft

Approximate Gross Internal Area = 227.7 sq m / 2451 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1285245)

**FLOOR PLAN**  
Mandel House, Northleach

# Property Information

SERVICES: Mains water and electricity, private gas supply

POST CODE: GL54 3HB

LOCAL AUTHORITY: Cotswold District Council

COUNCIL TAX: E

TENURE: Freehold

EPC RATING: E

VIEWINGS: All viewings will be strictly by prior arrangement with the sole selling agents, Ramsden Riddell.

## Contact

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